135.0	0001	0016.2	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,293,500 /	1,293,500
					USE VALUE:	1,293,500 /	1,293,500
					ASSESSED:	1,293,500 /	1,293,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHANDRA NEERAJ/ TRUSTEE
Owner 2:	NEERAJ REVOCABLE TRUST
Owner 3:	
Street 1:	38 BELLEVUE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHANDRA NEERAJ/TRUSTEE -
Owner 2:	NEERAJ NOMINEE TRUST -
Street 1:	38 BELLEVUE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 3080 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8535.000	752,700		540,800	1,293,500
Total Card	0.196	752,700		540,800	1,293,500
Total Parcel	0.196	752,700		540,800	1,293,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.97 | /Parcel: 419.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 311828

GIS Ref

GIS Ref

Insp Date 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0016.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	752,700	0	8,535.	540,800	1,293,500		Year end	12/23/2021
2021	101	FV	730,700	0	8,535.	540,800	1,271,500		Year End Roll	12/10/2020
2020	101	FV	730,400	0	8,535.	540,800	1,271,200	1,271,200	Year End Roll	12/18/2019
2019	101	FV	558,500	0	8,535.	507,000	1,065,500	1,065,500	Year End Roll	1/3/2019
2018	101	FV	558,500	0	8,535.	419,200	977,700	977,700	Year End Roll	12/20/2017
2017	101	FV	558,500	0	8,535.	385,300	943,800	943,800	Year End Roll	1/3/2017
2016	101	FV	558,500	0	8,535.	351,500	910,000	910,000	Year End	1/4/2016
2015	101	FV	547,400	0	8,535.	344,800	892,200	892,200	Year End Roll	12/11/2014

!15689!

PRINT

Date	Time
12/30/21	21:11:35

LAST REV

Date	Time
06/08/21	12:55:20
jorourke	

USER DEFINED

Prior Id # 1:	86775
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15689

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHANDRA NEERAJ/	77798-425	1	5/18/2021	Convenience	1	No	No		
CHANDRA NEEREJ,	63009-482		12/3/2013	Convenience	99	No	No		
O SULLIVAN ROBE	54590-561		4/26/2010		867,500	No	No		
TENNANT EILEEN	52041-447		1/2/2009	Portion-Asst	675,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2013	5	Manual	1,000	C				
11/2/2012	1442	Manual	1,600	C				
8/4/2012	1025	New Wind	4,140					INSTALL 4 WINDOWS
6/28/2012	815	Manual	67,800					
2/24/2010	130	Redo Bas	13,200					FINISH BMT/ADDHBAT
11/12/2009	1141	Add Att	14,000			G	GROWTH	FINISH PART ATTICK
9/9/2009	830	New Buil	300,000			G	GROWTH	BUILD NEW SF COLON

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	TTL REFUSAL	HS	Hanne S
5/15/2013	Info Fm Prmt	EMK	Ellen K
4/30/2013	Info Fm Prmt	EMK	Ellen K
7/16/2012	Info Fm Prmt	BR	B Rossignol
6/8/2010	Info Fm Prmt	BR	B Rossignol
2/16/2010	Whole Card	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8535		Sq. Ft.	Site		0	80.	0.79	9									540,839				G11		540,800	

Total AC/HA:	0.19594	Total SF/SM:	8535	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	540,839	Spl Credit		Total:	540,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05618954
Const Adj.:	1.04989493
Adj $ / SQ:	144.155
Other Features:	146080
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	759529
Depreciation:	6836
Depreciated Total:	752693

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	3	HB	1

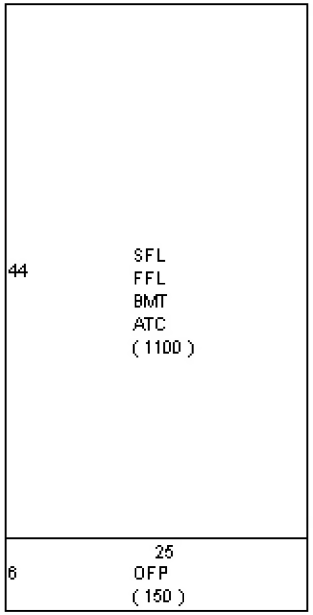
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.43
Special Features:	0	Val/Su Net:	196.27
Final Total:	752700	Val/Su SzAd	291.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	95.140	104,657
FFL	First Floor	1,100	144.160	158,571
SFL	Second Floor	1,100	144.160	158,571
ATC	Attic	385	144.160	55,500
OFP	Open Porch	150	28.870	4,331

Net Sketched Area:	3,835			Total:	481,630
Size Ad	2585	Gross Area	4550	FinArea	3080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0016.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	